

WASHINGTON, D. C., SATURDAY, JANUARY 10, 1903—THIRTY-TWO PAGES.

## WANTED OLD PIANOS

A Washington Piano Firm That is Very Anxious to Secure Old Square Pianos.

Owners of Old Pianos Liberally Remunerated for Apparently Useless Instruments.

There are lots of people who wish to get rid of their old square pianos, but it is somewhat of a novelty to find a piano firm that is actually anxious to secure them. The Bradbury Piano Co., of 1225 Pa. ave., has its agents out all over Washington looking for second-hand square pianos, for which they will make a most liberal allowance. If you have a piano either an upright or square, which has outlived its usefulness, simply communicate with this firm, and one of their agents will call, appraise the value of your instrument and give you a due bill in exchange for it equivalent to cash in the purchase of a new upright piano, moving the old piano to the Bradbury Warehouse free of charge. You will perhaps wonder what this firm will do with the old pianos. They can put them to good use. After having them thoroughly overhauled at the Bradbury Factory in New York they are shipped to the small country towns, where they are in great demand and bring good prices. This explains why they can give such liberal remuneration for pianos that are practically of no value to their owners.

Those who desire a new upright piano at a bargain price should not fail to visit the stock-taking sale of the Bradbury company, at which splendid pianos are being sacrificed as low as \$100, \$105, \$225—all of which are worth at least \$350 or \$400.

## "THE NAME IS EVERYTHING"

**Esterbrook**

on a pen is an absolute guarantee of its excellence. Counselor's No. 688. Will please Try it. a stub pen. Over 150 varieties of other styles every pur- pose. All stationers to suit have them. Accept no substitute.

THE ESTERBROOK STEEL PEN CO.  
Works, Camden, N. J. 24 John Street, N. Y.

## Curse OF DRINK

CURED BY White Ribbon Remedy.

No taste. No odor. Can be given in glass of water, tea or coffee without patient's knowledge. White Ribbon Remedy will cure or destroy the disease appetite for alcoholic stimulants, whether the patient is a confirmed inebriate, a "tippler," social drinker or a drunkard. It restores to anyone who has an appetite for alcoholic liquors after using White Ribbon Remedy.

ADORSED BY W. C. T. U. Mrs. Moore, press superintendent of Woman's Christian Temperance Union, Ventura, California, writes: "I have tested White Ribbon Remedy on very obstinate drunkards, and the cures have been many. In many cases the Remedy was given secretly. I cheerfully recommend and endorse White Ribbon Remedy. Members of our Union are delighted to find an economical treatment to aid us in our temperance work."

Druggists or by mail, \$1. Trial package free by writing MISS A. M. TOWNSEND (FOR YEARS SECRETARY OF A WOMAN'S CHRISTIAN TEMPERANCE UNION), 218 TREMONT ST., BOSTON, MASS. Sold in Washington at Stevens' Pharmacy, 405 14th St. N. W. 405-14th St. N. W.

REAL ESTATE NEWS.  
A lively city like ours offers to the Real Estate investor the largest returns on his money of any other investment. We have on our books a number of properties which will greatly enhance in value in a few years. If you will call we will point them out to you with pleasure.

HOMES. INVESTMENTS. BUSINESS PROPERTY. VACANT GROUND.

MOORE & HILL (Inc.), 717 14th St. N. W.

French Vintage in 1902.

From the London Times.

The details as to the French vintage will not be ready before the middle of January, but the Bulletin de Statistique, published by the ministry of Finance, gives the total yield as being 588,721,705 gallons, or 403,467,267 less than last year and 62,940,159 gallons below the average of the last ten years. If to this total are added the quantities of wine made in Algeria, Tunis and Corsica, the total general will be found to reach 900,000,000 gallons. The departments in which the decrease is most marked are the Herault, 59,505,715 gallons; the Gironde, 32,578,965 gallons; the Saone-et-Loire, 27,550,575 gallons; the Gard, 22,647,370 gallons; the Cote d'Or, 18,024,570 gallons; the Aude, 16,380,900 gallons; the Pyrenees Orientales, 16,027,825 gallons; and the Indre-et-Loire, 14,108,125 gallons. The principal cause of the falling off in the crop is attributed by the Bulletin de Statistique to the unfavorable weather during the normal development of the vines, the spring frosts, the prolonged drought in July and August, followed by thunder storms and a cold temperature in September, which militated against the complete ripening of the grapes. To this cause must also be added the crisis in the French wine trade, which has prevented the sale of last year's wines, and has induced many vineyard proprietors to let their vines go. According to the statistics of the French wine trade, which has been forwarded from each department, the total value of this year's crop will be about \$23,938,447, but this is only an approximate figure, and the full return will give more definite information.

Active Building Operations.

Building operations in the principal cities of the country for 1902 show an exceedingly satisfactory gain over those for the preceding year, according to special reports to Construction News. They were particularly good in spots where it might least be expected, and were weak in sections where it might be thought they would be strong. Carefully compiled statistics show that in twenty of the leading cities of the country the amount expended in new buildings shows an increase of only 3 per cent on the record for 1901. This increase is not nearly so large as in former years, but when one takes into consideration the intense activity that has characterized the past three or four years one would naturally expect something of a reaction from the figures as established during that period. The magnitude of the building during the past few years in this country is enormous. The gain for last

## REAL ESTATE GOSSIP

Additions to the Number of Fine Residences.

## BUSINESS SECTION

PROBLEM IN REGARD TO DOWNTOWN CHURCHES.

Building Record of Last Year Likely to Be Equalled by That of Coming Season.

Another handsome home is to be added to the number that now adorn the block on Massachusetts avenue between 17th and 18th streets. Mr. James M. Green intends during the coming season to build a home for himself on the site recently purchased by him on the north side, about midway in the block. The frontage of over thirty-one feet will give the architect, Mr. Apjohn, an opportunity for effects both in the exterior design and in the interior arrangement not usually possible in a city home. The type of architecture selected is the modern French renaissance, which will be worked out in light stone and gray brick. In addition to the three stories there will be an attic story, which will be marked at the cornice line by a balustrade. A bay window will extend to the third story. The arrangement of the interior will give a drawing room, a parlor and a dining room on the first floor; and a library and two chambers on the second floor.

Across the avenue from the site of Mr. Green's proposed house is the large lot which is the property of Mr. Clarence Moore, and where, it is said, he intends to erect a handsome house for his own use. On the same side of the street, but farther to the east, is the Minot Jones house, which was recently sold, while at the southwest corner of the avenue and 17th street is the property lately acquired by where a fine residence is to be put up for Dr. Loren B. T. Johnson.

Mr. Gale's Residence. Mr. Clark has also prepared the plans for the house which is now being built for Mr. Thos. M. Gale. The location is on S street about on a line with 23d street, if that thoroughfare were opened, and adjoining the site selected for the proposed French location building. The lot has the unusual dimension of 100 feet front. The house will not occupy the entire frontage, but only about sixty feet. Still this space will contain many facilities for an interior arrangement of a character that is rarely found in a city home. The treatment of the exterior will be colonial.

## Down-Town Churches.

A few days ago a rumor gained circulation which aroused some attention in real estate circles. It related to the sale of church property in what is now a business section of the city. During the past few years, since the expansion of business throughout the area between 7th street and 15th street and north of Pennsylvania avenue has been going on, there has been more or less gossip in regard to the probable changes in the uses of church holdings within that section. It has come to be recognized that these organizations, in relation to the location of the homes of the members, have become what are known as down-town churches.

In other words, the people have gone away from the immediate locality of these places, and the residents who remain have changed with the growth and development of the city. In the case of this city there has been a steady increase in population and away from what is now looked upon as the central portion of the city. While to a large extent the people have deserted this locality, a steady increase in population has taken place in a shifting of the residents. That section of the city and its churches are no longer the places of population than any other. It is probably due to this fact that a larger number of the churches have not joined their former attendance in the western drift.

The People Have Changed. It is thought by some that it is not merely the change that has taken place in the immediate surroundings of the churches, but that instead of residences solely there is a large proportion of business places, which suggests thoughts of changing the sites of the buildings, but the transformation in the personnel of the congregations themselves. The supporters of the churches have either died or moved at such a distance from the churches that they find it no longer profitable to attend, and they have changed their church relations. It is the experience of some of the down-town churches that while the attendance keeps up, the contributions fall off and there is no corresponding decrease in the expenses.

The problem of the down-town church today. How to get the necessary support from the people who attend the services and enjoy the advantages of the church association. The church must have either died or moved at such a distance from the churches that they find it no longer profitable to attend, and they have changed their church relations. It is the experience of some of the down-town churches that while the attendance keeps up, the contributions fall off and there is no corresponding decrease in the expenses.

## No Change for the Present.

It is said by those interested in the management of some of the churches in the section referred to that the surrounding population is of sufficient density to warrant churches in about the same location that most if not all of them occupy at this time, and that if the people who avail themselves of these privileges are willing to give financial contributions there will be no question about most of them staying where they are. A movement is on foot in one of the churches to secure an endowment fund in order to be prepared for the time which is apparently drawing near when the present financial supporters will have passed away and their places be taken by those who are unable to give largely.

It is, of course, impossible to predict what will happen under the influence of offers of high prices in individual cases, but it may be said in general that there is a growing feeling in the part of the city known as downtown, and that they are going to stay there, providing, of course, they are sustained by the people where the church is located.

## SPECULATION

AT A SACRIFICE.

The above property, situated in one of the best locations on the heights of Washington,

It is near the residence of Senator Henderson and many fine improvements. Land in the same block has sold for 85 cents per foot and within 100 yards is selling for \$1.50.

95,000 FEET, 40 CENTS PER FT.

To be sold separately or as a whole at

GEO. W. LINKINS, Agt., 800 19th St. N. W.

WHO GO MAD FIRST?

Effect of Profession and Marriage on Sanity, According to Statistics.

From the London Express.

In every 10,000 of the population there are 35.5 lunatics; or, to put it another way, one in every 208 is insane. The proportion has steadily increased since 1850, when it was 18.67 per 10,000, or one in every 536 persons. But this increase is more apparent than real, being due in a great measure to the better provision for registration of pauper lunatics. There were, according to the fifty-sixth report of the commissioners in lunacy, published recently, 110,713 lunatics in England and Wales on the first of January, 1902, being 2,700 more than on the same day in 1901. 1.08 average annual increase for the last five years has been 2.70, so that last year's increase was at an accelerated rate.

Below the age of thirty-four years male lunatics preponderate over females, but after that age the females are more numerous in every group. Indeed, taking the total number of lunatics, the females exceed the males. Taking 200 lunatics, 91 would be males and 109 females, the proportion being as nearly as possible 9 males to every six females. The profession or occupation would seem to have a great effect upon one's chances of becoming insane. The following table, compiled from the 1801 census figures, shows the most "dangerous" occupations in this respect, the proportions being made upon the basis of 10,000 of the population:

Female packmen and hawkers..... 45.1

Female sweeps..... 36.9

Female woolstaplers, etc..... 34.4

Actresses, etc..... 19.3

Commercial travelers..... 17.8

Chimney sweeps..... 1.08

Physicians and male civil servants follow very closely on the above, but at the other end of the table one is not surprised to see Government employes leading.

Government workmen..... 6

Female civil servants..... 3.2

Female hatmakers (not straw)..... 2.2

Corn merchants..... 1.9

Railway telegraph and telephone workers..... 5.0

Miners..... 6.1

Farmers..... 5.1

Architects and surveyors..... 6.6

Other "safe" vocations would seem to be laundry workers, mill workers generally, laborers of all kinds, millmakers, book-sellers, butchers and editors, authors and journalists; while others not mentioned strike a comfortable mean. It is strange to observe that the proportion of lunatics among every 10,000 Established Church clergymen is 12.4, against 6.8 among Dissenting ministers and Roman Catholic priests. The old phrase "single blessedness" is disproved in startling fashion by the fact brought out in this return that at a marriageable age the proportion of single persons very greatly exceeds that of married persons. The proportion is about 26 per cent single to only 8 or 9 per cent married. The greatest contrast is shown between the ages of thirty-five and fifty-four years.

## A Bit of Green.

From the New York Tribune.

"A bit of green" for the living room in winter has a wonderfully transforming effect. The most simply furnished room looks livable with the addition of a growing plant. Among vines that lend themselves easily to this treatment the manettia is perhaps the most desirable. It grows freely and twines about any sort of support, even itself, if nothing else offers. The pairs of little tube-shaped blossoms, scarlet and lemon yellow, show in cheery contrast with the masses of dark glossy green leaves. It is a "companionable" homelike sort of plant, and deserves the epithet of "amiable" given it by one grower. "I never have rubber plants," said this home keeper. "They are easy to care for and make a good showing, but they are such staid, unsympathetic things. I like companionable plants." The manettia vine blossoms steadily all through the winter. It is best kept in a small pot, and needs little attention besides water and a weekly dose of liquid fertilizer.

The manettia vine is another dainty plant for house culture, especially for hanging baskets and bracket jars. The

